



Lower Caldecote, SG18 9BA  
£685,000

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LATCHAM  
DOWLING

ESTATE AGENTS

**\*\*\*SIMPLY STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH A GENEROUS GARDEN, AMPLE PARKING AND A HEATED INDOOR SWIMMING POOL\*\*\***

Set back from the road in this non estate location on the edge of the hamlet of Lower Caldecote, this superb detached former farmhouse has been completely modernised and updated in recent years and now offers a bright and airy contemporary interior with a gorgeous open plan kitchen/ dining room, a large dual aspect living room, a separate study/ office and a ground floor cloakroom. As well as the four double bedrooms (all with built in wardrobes/ storage) on the first floor, there is a modern en suite shower room to the principle bedroom and a separate family bathroom. If the stunning interior wasn't enough, the real 'WOW' is found outside with a generously proportioned and private rear garden, perfect for entertaining and your own Pool House with a heated indoor swimming pool and separate shower room!!! In addition to all of this, you've also got ample off road parking for around 6 cars and with electric vehicular gated access and 24 hour surveillance security with cameras and a full house alarm. Viewing is essential to fully appreciate the quality and proportions of this fabulous family home!!!

**Entrance Via**

**Entrance Hall**  
11'8 x 10'8 max (3.56m x 3.25m max)

**Cloakroom**  
4'8 x 2'9 (1.42m x 0.84m)

**Living Room**  
19'2 x 12'0 max (5.84m x 3.66m max)





**Study**  
7'10 x 7'4 (2.39m x 2.24m)

**Kitchen/ Dining Room**  
19'2 x 11'8 (5.84m x 3.56m)

**Utility Room**  
7'11 x 3'5 (2.41m x 1.04m)

**First Floor Landing**  
15'1 x 3'11 (4.60m x 1.19m)

**Bedroom One**  
10'11 x 10'4 measured to wardrobes  
(3.33m x 3.15m measured to wardrobes)

**En Suite Shower Room**  
7'2 x 6'8 (2.18m x 2.03m)

**Bedroom Two**  
10'10 x 10'4 measured to wardrobes  
(3.30m x 3.15m measured to wardrobes)

**Bedroom Three**  
10'11 x 7'11 (3.33m x 2.41m)

**Bedroom Four**  
16'5 max x 7'11 (5.00m max x 2.41m)

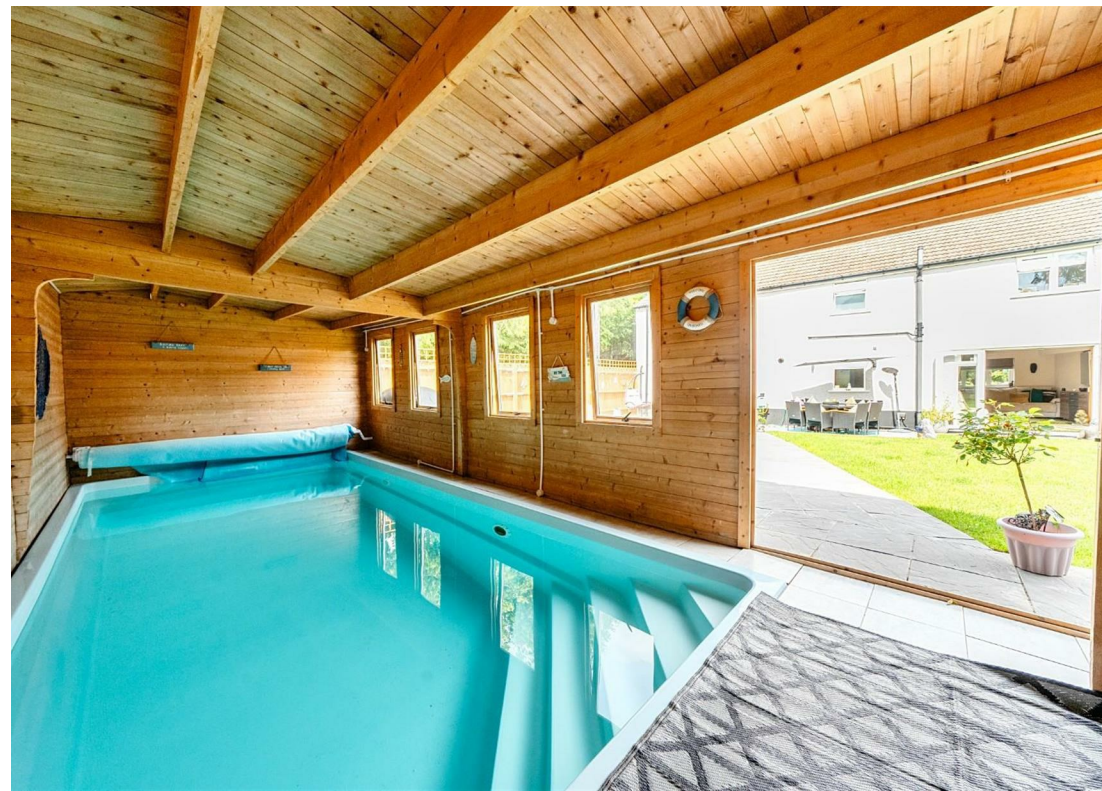
**Family Bathroom**  
8'4 x 7'11 (2.54m x 2.41m)

**Pool House**  
27'1 x 10'10 (8.26m x 3.30m)

**Shower Room**  
7'7 x 4'7 (2.31m x 1.40m)

**Rear Garden**

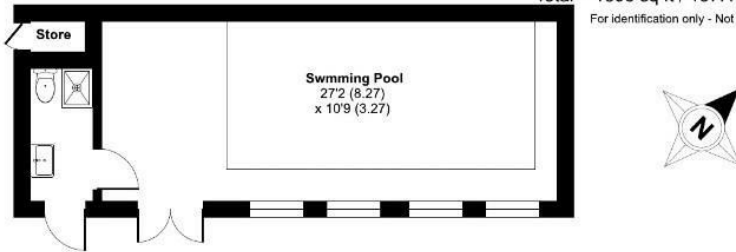
**Front Of Property**



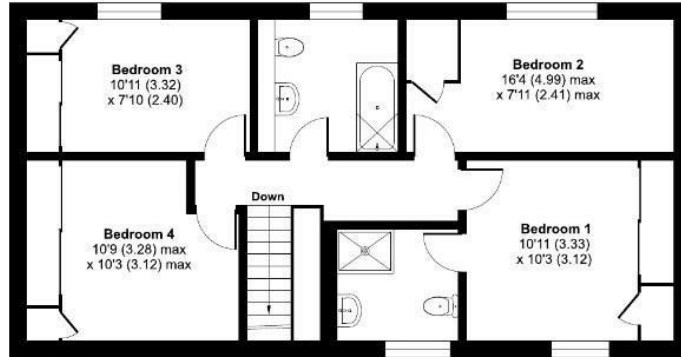
# Lower Caldecote, Biggleswade, SG18

Approximate Area = 1478 sq ft / 137.3 sq m (excludes store)  
 Outbuilding = 325 sq ft / 30.1 sq m  
 Total = 1803 sq ft / 167.4 sq m

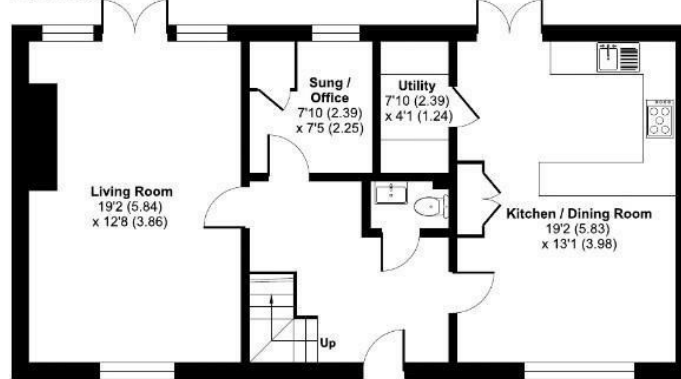
For identification only - Not to scale



## OUTBUILDING

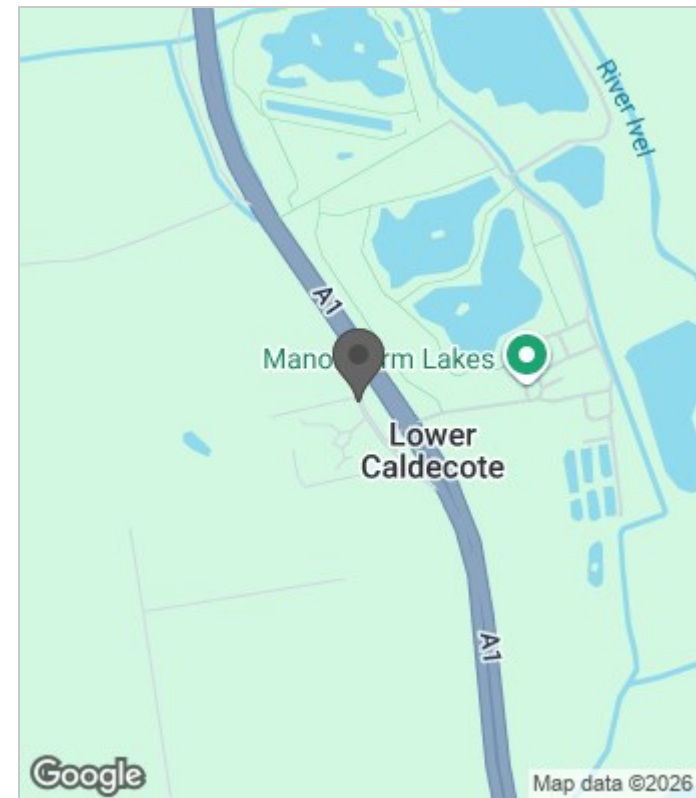


## FIRST FLOOR



## GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Latcham Dowling Ltd. REF: 1478844



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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